

**CASTLE BEACH CLUB CONDOMINIUM ASSOCIATION, INC**  
**BOARD OF DIRECTORS MONTHLY MEETING**

**DATE: March 20, 2007**

**TIME: 7:00 PM**

**Board Member(s) Present:** Caridad Amores, Miguel Mendez-Gervais , Robert Berman  
Emilio Berkowitz & Armando Rodriguez.

**Representing Amprex Management:** Jackie Diaz-Sampol, Josh Mattos and Carlos Diaz-Sampol

**Meeting Called to Order:** Roll Call , Quorum established.

**Approval of the previous meeting minutes:** Minutes were unanimously approved.  
Reading of the minutes was waived.

**Old Business:**

**Dogs/Pets**

If you have a dog you need to carry it and clean up after the pet. We are having problems with pets in the bldg. We have seen large dogs in the lobby and have had to file an incident report with security; people are taking advantage of this privilege. Dog owners must use the service elevator when walking your dogs.

In 2001 an ordinance was passed to grandfather in those that had dogs at the time. After this time no one else was allowed to have new dogs in the bldg. New owners were required to sign the new ordinance and were advised and they agreed that they were not allowed to have dogs; however, we have people that bought after this time and have brought dogs into the bldg.

This is an issue the board will need to address and come up with a solution to the problem. The Board will consider fines imposed, deposits required and proof of vaccination for their pets.

Owners must comply with City Ordinance to pick up after your pet. Also all dogs must be on a leash. The beach side is the most affected by this.

**Construction:**

Hearing with Faswag regarding their claim that the bldg. should not open, due to mold issue. The new Judge in the case was not impressed. Buchanan brought in the new

testing. We got clearance for the trouble areas. We passed clearance in all the common areas. The Faswag owned lobby units have not been remedied by their owners and are causing us concern because they could be “leaking” into our common area. We have taped up their units to try and provide containment. We also got clearance on all the areas that were identified as having been affected. If anyone identifies the presence of mold please notify Jackie or Rodger from Buchanan so it may be properly addressed.

Unit owners should leave their a/c unit turned on all the time. The a/c unit should never be turned off. If the thermostat is not working properly it must be replaced. The unit owner should notify Jackie the bldg. manager so it may be remedied at once. The temperature recommended is about 75 degrees. We are now on an A/C maintenance schedule with the maintenance crew, if your unit is not properly cleaned, owners must notify Jackie.

#### Red Tagged Units:

The Fire Dept. has not released these units- they have not been released by the Fire Marshall.

We met with Building officials, we went over the plans submitted by Rey Miranda of UCI Engineering and when we read the scope there were open areas, there were things we were not sure should have been required of us. Once we saw the plans, the scope of work catapulted beyond what we were told that we needed. Last week before the plans were approved we were told we have about 80k in permits fees outstanding. We were told if we approved the plan we had to evacuate the bldg among other requirements. We sought the advice of a national firm; they are leaders in life safety issues. They looked at everything that had been presented to us and they are having their engineers and legal dept. look at it and will prepare a report with recommendations for the bldg. Their initial review indicates that the scope of work presented to the City may exceed actual code requirements. Schirmer is the company that the board is seeking to hire and they have a track record in the industry as well as working with the City of Miami Beach and they will provide the bldg. with a report by the end of this week.

The underlying factor is that according to the Fire Marshall until we have permits for everything we need to do according to the scope of work provided by Mr. Miranda no further inspections of the bldg. will be conducted, however the board feels that this is not in the best interest of the bldg.

All the other work in the building fire sprinkler, fire stopping, fire alarm, etc. is continuing through the Penthouse floor even though the inspections have been stopped. We are still making progress so it is important for all unit owners to continue to pay their maintenance and assessments on time. We are also completing work on multiple roofs in the bldg. We are also completing painting and soon we will be installing carpeting.

The BTH units were hit this week with a violation. They were inspected before and everything was fine, however the City decided to come back at this time and give us a

violation. We think the timing of this is very questionable and we will address this with City shortly.

Regarding the contractors, there were issues with their contracts one of which was that they should have completed their work months ago and they were paid for that completion time frame. Because that did not occur we are negotiating with them to reduce their contracts.

### **POOL**

The reason the pool has been closed is that the pump was shut down because the heater is being replaced. However this situation will be fixed shortly.

### **Treasurer's Report-by Robert Berman**

The financials are being audited by Gerstle & Rosen. Amprex has submitted all financials requested to the firm for auditing and tax preparation.

### **BIDS:**

CARPET- Bid carpet \$56k was approved

Signs \$ 3500 and \$2500, we are going with the low bid, however The CASTLE BEACH CLUB sign will be changed to say CASTLE BEACH CLUB only and will no longer mention Castillo del Mar.

### **New Business:**

The Board has moved and voted unanimously to engage Ideal Construction Solutions Inc. as our new General Contractor replacing Seico and will "step-in-the-shoes" for all of Seico's remaining commitments. ICSI was the company that introduced us to Shirmer Engineering and engaged them on our behalf. The contract is being reviewed by our attorney.

### **INSURANCE:**

We put an additional claim in to Citizens our insurance company for the mold remediation. We feel we have not been properly compensated for the mold remediation and other damages to the building due to the hurricane damage. The insurance co. has already paid 5.2M in claims which netted us over 4M after the 1.2M deductible. There is also another 14 million in claims outstanding. We expect to receive an answer shortly on our outstanding claims.

**Legal Update-Caridad Amores:**

The Faswag case has been set for trial for January 2008. The Pistorino case is another on-going case. We may decide to combine that case with the case against the Receiver. There is another case involving the Russian baths where a patron is alleging a sexual assault. Because the Russian Baths are located in our bldg. they are trying to bring us into their law suit. We think we should be able to extricate ourselves from this case shortly. Diversified and Polestar are the other litigations. There is also an outstanding lien by a crane company that should not be an issue since they have been paid in full.

**General Discussion****Meeting Adjourned.**